



WILSON HEAL



Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966



Clare Cottage
Burtons Lane
Little Chalfont
Buckinghamshire
HP8 4BA

Situated in a highly desirable and well established location on the outskirts of the village, this large, impressive family home has been extensively modernised and improved by the current vendors in a contemporary style. Offering an impressive 4022 sq ft, the property offers versatile accommodation on three floors. Benefiting from six reception rooms with excellent potential for annex conversion, five bedrooms, four en-suite bath/shower rooms, family bathroom, large modern open plan kitchen/breakfast/family room with feature drinks bar, utility room, cloakroom, detached double width garage and a private totally enclosed plot of 0.26 acre.

Guide Price: £1,900,000



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LOCATION: A highly sought after and well established road located within half a mile of Little Chalfont village which has a vibrant shopping parade of restaurants and shops, a variety of community and social amenities and the Chalfont & Latimer station offering a Metropolitan/Chiltern line service for the London commuter to Baker Street and the City. Set within green belt countryside and with excellent educational facilities, and easy access to the motorway network. Amersham is located approximately 2½ miles away and offers more comprehensive shopping facilities and amenities. For families the house is in a prime catchment area for highly sought-after state and grammar schools.

The Property: Approached via a brick pavior and gravel driveway with ample parking space for several cars. A double detached garage sits at right angles to the house and has ample eaves storage. The front garden is enclosed by a variety of tree, hedgerow and shrub borders.

The house is entered through an open porch into the large reception hall which features a polished Amtico wood floor, understair storage cupboard and turned wood banister stairway to first floor landing.

The dining room aspects the front of the property. The sitting room also aspects the front of the house and has a fitted inset log effect gas fire and inset square bay seating area. French doors open into the kitchen.

The modern open plan kitchen/family room is an undoubted feature of the house and offers an impressive 21' open plan triple aspect with an outlook onto the rear garden. The kitchen area has an extensive range of base and eye level soft close units with ample quartz work surfaces. Inset sink and drainer. Integrated appliances include five ring 'Neff' gas hob with tiled splash back and extractor fan, AEG fan assisted ovens, fridge freezer and Hotpoint dishwasher.



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Off the kitchen there are two utility areas with the immediate one having a fitted sink and drainer, cupboards and built in 'Bosch' double oven. The additional utility room has ample appliance space and plumbing for washing machine and door to the garden.

The porcelain tiled floor continues from the kitchen into the family room which features a fitted bar area with ample cabinets and shelving. Ample light comes into this area through two large skylights. Patio doors open onto the garden.

The adjacent snug features a fitted brick built fireplace with open grate and aspects the rear with sliding patio doors onto the garden.

In the inner hallway there is a cloakroom and doors leading to the study which aspects to the front and the gym which aspects to the rear with patio doors to the garden.



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The first floor landing aspects the front of the property and features French doors which open out onto a small balcony. Airing cupboard.

The master bedroom has a rear aspect with fitted double wardrobes. The ensuite bathroom has a fitted tile panel enclosed bath, large walk in shower with glazed shower screen, wc, wash hand basin inset vanity unit, part tiled walls and ladder style aluminium towel rail.

Bedroom 2 has a double aspect onto the garden and has a range of fitted wardrobes, recess dresser and cupboards. The en suite shower room has a fitted shower with glazed fold away shower screen, wc, wash hand basin inset vanity unit, tiled walls and floor, ladder style aluminium towel rail.

Bedroom three has a large built in wardrobe and cupboard. The en-suite bathroom has a 'P' shaped bath with curved screen and shower, wash hand basin, wc and ladder style aluminium towel rail.

Bedroom 4 has range fitted wardrobes, modern fully tiled ensuite shower room with corner shower, wc, wash hand basin inset vanity unit, ladder style aluminium towel rail, velux window.

Stairs lead to the second floor landing which has a large walk in wardrobe.

Bedroom Five aspects to the rear and has a large eaves storage cupboard. The en suite bathroom has a tile panel enclosed bath, large shower cubicle with screen, wc, wash hand basin inset vanity unit, ladder style aluminium towel rail, part tiled walls.

The Rear Garden has a southerly aspect and offers a high degree of privacy. The well established and private rear garden is totally enclosed to all boundaries and is mainly laid to lawn with a large variety of mature tree, flower, shrub and hedgerow borders. There is also a paved patio area and gated access to the side of the property.



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All fixtures and fittings mentioned in these particulars are included in the sale. All others are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks and we thank you for your anticipated co-operation.



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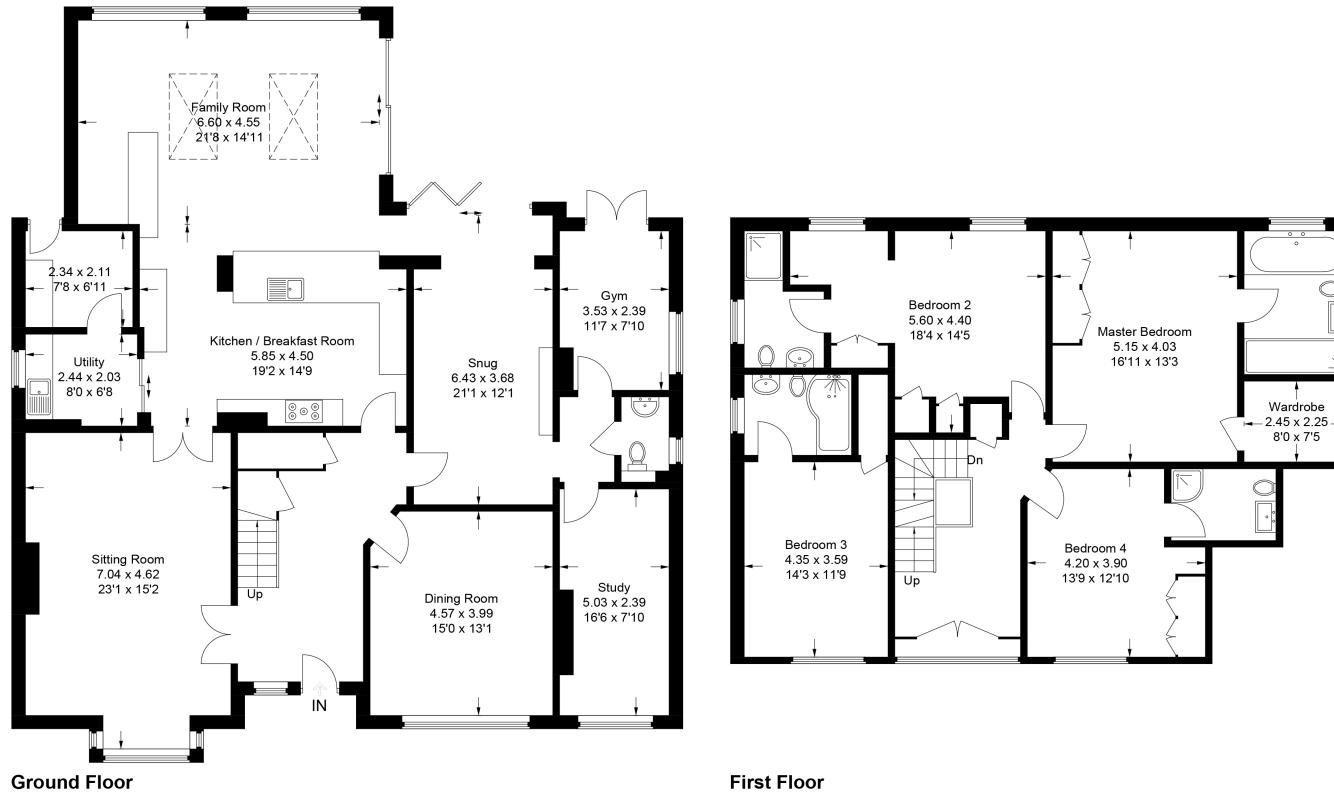


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Approximate Gross Internal Area
Ground Floor = 185.1 sq m / 1,992 sq ft
First Floor = 114.9 sq m / 1,237 sq ft
(Including Eaves)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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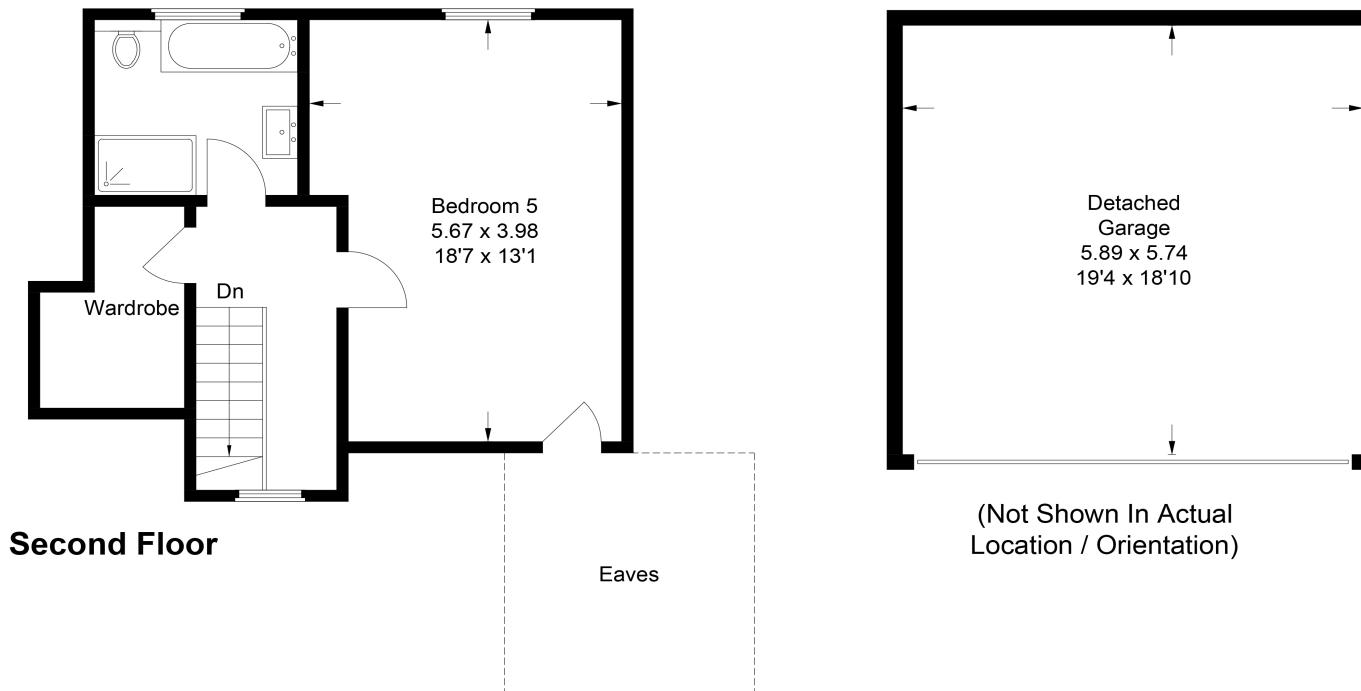


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Approximate Gross Internal Area
Second Floor = 39.8 sq m / 428 sq ft
Detached Garage = 33.9 sq m / 365 sq ft
Total = 373.7 sq m / 4022 sq ft



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